143.0	0009	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	776,200	/	776,200
USE VALUE:	776,200	/	776,200
ASSESSED:	776,200	/	776,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KILBRIDE ROBERT & DIANE
Owner 2:	
Owner 3:	
Street 1:	135 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRAZET MARTIN D & MARY J -
Owner 2:	-
Street 1:	135 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1596 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5184.000	315,800		460,400	776,200
Total Card	0.119	315,800		460,400	776,200
Total Parcel	0.119	315,800		460,400	776,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.34 | /Parcel: 486.34

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	93384
GIS Ref	
GIS Ref	
Insp Date	05/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0009-0009.0

!11167!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	315,800	0	5,184.	460,400	776,200		Year end	12/23/2021
2021	101	FV	306,000	0	5,184.	460,400	766,400		Year End Roll	12/10/2020
2020	101	FV	306,100	0	5,184.	460,400	766,500	766,500	Year End Roll	12/18/2019
2019	101	FV	230,700	0	5,184.	431,600	662,300	662,300	Year End Roll	1/3/2019
2018	101	FV	238,500	0	5,184.	356,800	595,300	595,300	Year End Roll	12/20/2017
2017	101	FV	238,500	0	5,184.	328,000	566,500	566,500	Year End Roll	1/3/2017
2016	101	FV	238,500	0	5,184.	299,300	537,800	537,800	Year End	1/4/2016
2015	101	FV	224,900	0	5,184.	293,500	518,400	518,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:02:04

LAST REV

Date	Time
06/12/18	11:48:46
apro	

PAT ACCT. 11167

USER DEFINED

Prior Id # 1:	93384
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAZET MARTIN D	35406-307		5/3/2002		442,000	No	No		
	16836-266		3/1/1986		189,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/9/2004	66	Redo Kit	14,600	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	MEAS&NOTICE	BS	Barbara S
2/3/2009	Measured	336	PATRIOT
1/8/2000	Inspected	197	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5184		Sq. Ft.	Site		0	80.	1.11	9									460,418						460,400	

Total AC/HA:	0.11901	Total SF/SM:	5184	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	460,418	Spl Credit		Total:	460,400

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30789471
Const Adj.:	0.97126925
Adj $ / SQ:	165.141
Other Features:	74500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	387930
Depreciation:	72155
Depreciated Total:	315775

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

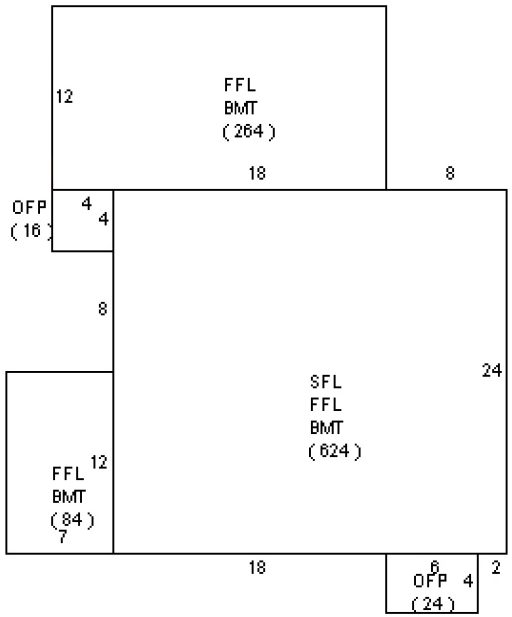
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.14
Special Features:	0	Val/Su Net:	121.09
Final Total:	315800	Val/Su SzAd	197.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	972	49.540	48,155
FFL	First Floor	972	165.140	160,517
SFL	Second Floor	624	165.140	103,048
OFP	Open Porch	40	42.740	1,709

Net Sketched Area:	2,608			Total:	313,429
Size Ad	1596	Gross Area	2608	FinArea	1596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0009-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	